

PETITION FOR ZONING VARIANCE 84-312-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1401.3.B.3 to permit a sideyard setback of ten feet instead of the required thirty-five feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
- cannot add to the house on the West due to existing swimming pool.
 - cannot add to the house on the North due to steep slope.
 - cannot add to the house on the East due to existing septic system.
 - we require more living space, and addition to the South is the only feasible approach.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: (Type or Print Name) _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1984, at 10:15 o'clock A.M.

Carl Jahn
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE 84-312-A
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Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: (Type or Print Name) _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Attorney's Telephone No.: _____

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Carl Jahn
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/3 Harford Rd., 316' SW of : OF BALTIMORE COUNTY
Hartley Mill Rd. (11824 :
Harford Rd.), 11th District :
MORGAN S. JOHNSON, et ux, : Case No. 84-312-A
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Morgan S. Johnson, 11814 Harford Road, Glen Arm, MD 21057, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

RECEIVED FOR FILING

84-312-A
8252

NEH-G

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 3, 1984

Mr. & Mrs. Morgan S. Johnson
11824 Harford Road
Glen Arm, Maryland 21057

RE: Item No. 252 - Case No. 84-312-A
Petitioner: Morgan S. Johnson, et ux
Variance Petition

Dear Mr. & Mrs. Johnson:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR
May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #252 (1983-1984)
Property Owner: Morgan S. Johnson, et ux
NW/3 Harford Rd. 316' S/W from centerline
Hartley Mill Rd.
Acres: 135 X 356.94/358.44
District: 11th

Dear Mr. Jablon:
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:
Baltimore County highway and utility improvements are not directly involved.

Harford Road (Md. 147) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Development of this property through stripings, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

Item #252 (1983-1984)
Property Owner: Morgan S. Johnson, et ux
Page 2
May 4, 1984

General: (Q. no. 'd)
This property is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County Water Supply and Sanitary Sewerage Plans W and S-17A, as amended through January 1982, indicate "No Planned Service" in the area.

Very truly yours,
Robert A. Merion, P.E.
ROBERT A. MERION, P.E., Chief
Bureau of Public Services

RAW:EMM:PWR:ss
0-W Key Sheet
55 & 56 NE 27 Pos. Sheets
NE 14 G Topo
54 Tax Map



April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari
Re: ZAC Meeting of 4-10-84
ITEM: 252
Property Owner: Morgan S. Johnson, et ux
Location: N/W side Harford Road (Route 147), 316' S/W from C/1 Hartley Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 35'.
Acres: 135 X 356.94/358.44
District: 11th

Dear Mr. Jablon:
On review of the submittal for variance to a side yard setback, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrld
cc: Mr. J. Ogile
APR 16 AM


My telephone number is (301) 659-1350
383-7552 Baltimore Metro - 505-0451 D.C. Metro - 1-800-452-9282 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of May, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 10 feet in lieu of the required 35 feet for the expressed purpose of constructing an addition to increase the habitable area of the existing dwelling, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jan M. DeJung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

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Jan M. DeJung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE May 14, 1984
BY James G. Baker
Planning & Zoning Department



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

4/12/84
Re: Zoning Advisory Meeting of 4/10/84
Item # 252
Property Owner: Morgan S. Johnson, et ux
Location: NW/S Harford Rd., c/1 Hartley Mill Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on 09/11/83.
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments:

James G. Baker
James G. Baker
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS
DIRECTOR
April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 252, 258, and 259 ZAC- Meeting of April 10, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
District:
Address:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 252, 258, and 259.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

April 5, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 252, Zoning Advisory Committee Meeting of April 10, 1984
Property Owner: Morgan S. Johnson, et ux
Location: NW/S Harford Road District 11
Water Supply private Sewage Disposal private

- COMMENTS ARE AS FOLLOWS:
- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
 - Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
 - A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
 - Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
 - Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
 - Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
 - If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 252 Zoning Advisory Committee Meeting of April 10, 1984
Page 2

- Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- Soil percolation tests (have been/must be) conducted.
 - The results are valid until _____
 - Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - shall be valid until _____
 - is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Others This site is served by a drilled well and septic system, both of which appear to be functioning properly. The proposed addition will not interfere with these systems.

Jan J. Bostert
Jan J. Bostert, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) B



PAUL H. REINCKE
CHIEF
April 10, 1984

Mr. William Rowland
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

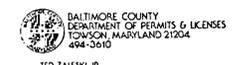
Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Morgan S. Johnson, et ux
Location: NW/S Harford Road 316' S/W from C/1 Hartley Mill Road
Item No.: 252 Zoning Agenda: Meeting of 4/10/84

- Gentlemen:
- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.
- 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - 2. A second means of vehicle access is required for the site.
 - 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
 - 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
 - 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
 - 6. Site plans are approved, as drawn.
 - 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY *James G. Baker* Noted and Approved: *George W. Hegon*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



YEO ELSKIN JR.
DIRECTOR
April 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 252 Zoning Advisory Committee Meeting are as follows:

Property Owner: Morgan S. Johnson, et ux
Location: NW/S Harford Road 316' S/W from c/1 Hartley Mill Road
Existing Zoning: B-1C-2
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 35'.

- Address: 135 x 356.94/358.144
District: 11th.
- The items checked below are applicable:
- All structures shall conform to the Baltimore County Building Code 1961/Council Bill 1-82.
 - A building/structure shall be required before beginning construction.
 - Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. 2.5-reproduced seals and signatures are required on Plans and Technical Data. Additions over 600 sq. feet require Plans Review.
 - Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Item 7, Section 1017 and Table 1002, also Section 503.2.
 - Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
 - A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles S. Burnham
Charles S. Burnham, Chief
Plans Review

CEB:ac

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: Northwest side Harford Road, 316 ft. Southwest of Hartley Mill Road (11824 Harford Road)
DATE & TIME: Tuesday, May 15, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 10 ft. instead of the required 35 ft.

Being the property of Morgan S. Johnson, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

BEGINNING at a point on the northwest side of Harford Road 3/6 feet southwest of Hartley Mill Road and thence running South 45 degrees 4 minutes 50 seconds west 135 feet; thence north 43 degrees 55 minutes 30 seconds west 356.94 feet; thence north 44 degrees 28 minutes 20 seconds east 135 feet; thence south 43 degrees 55 minutes 30 seconds east 358.44 feet to the beginning point.

ALSO KNOWN as 11824 Harford Road.



ARNOLD JABLON
ZONING COMMISSIONER

May 11, 1984

Mr. & Mrs. Morgan S. Johnson
11824 Harford Road
Glen Arm, Maryland 21057

Re: Petitions for Special Hearing
NW/S Harford Rd. 316' SW of Hartley Mill Rd. (11824 Harford Road)
Case No. 84-312-A

Dear Mr. & Mrs. Johnson:

This is to advise you that \$41.72 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130279

ARNOLD JABLON
Zoning Commissioner

DATE 5-15-84 ACCOUNT R-01-615-000

AMOUNT \$41.72

RECEIVED Morgan S. Johnson
FOR Advertising & posting Case #84-312-A

0 031*****417210 8152A

VALIDATION OR SIGNATURE OF CASHIER

April 17, 1984

Mr. & Mrs. Morgan S. Johnson
11824 Harford Road
Glen Arm, Maryland 21057

NOTICE OF HEARING

Re: Petition for Variance
NW/S Harford Rd., 316' SW of Hartley Mill Road (11824 Harford Road)
Morgan S. Johnson, et ux - Petitioners
Case No. 84-312-A

TIME: 10:15 A.M.

DATE: Tuesday, May 15, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128208

DATE 3-19-84 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM: PL, Fee for Case 252 Johnson

0 005*****350010 8198A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: Northwest side Harford Road, 316 ft. Southwest of Hartley Mill Road (11824 Harford Road)
DATE & TIME: Tuesday, May 15, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 29, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Morgan S. Johnson, et ux
SUBJECT: 84-312-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

Mr. and Mrs. Morgan S. Johnson
11824 Harford Road
Glen Arm, Maryland 21057

RE: Petition for Variance
NW/S Harford Rd., 316' SW of Hartley Mill Rd. (11824 Harford Rd.) - 11th Election District
Morgan S. Johnson, et ux - Petitioners
No. 84-312-A (Item No. 252)

Dear Mr. and Mrs. Johnson:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jehan M.H. Jung
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

ZONING DESCRIPTION

BEGINNING at a point on the northwest side of Harford Road 3/6 feet southwest of Hartley Mill Road and thence running South 45 degrees 4 minutes 50 seconds west 135 feet; thence north 43 degrees 55 minutes 30 seconds west 356.94 feet; thence north 44 degrees 28 minutes 20 seconds east 135 feet; thence south 43 degrees 55 minutes 30 seconds east 358.44 feet to the beginning point.

ALSO KNOWN as 11824 Harford Road.

OFFICE COPY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

Mr. & Mrs. Morgan S. Johnson
11824 Harford Road
Glen Arm, Maryland 21057

NICHOLAS B. COMMODARI
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 252 - Case No. 84-312-A
Petitioner - Morgan S. Johnson, et ux
Variance Petition

Dear Mr. & Mrs. Johnson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the practicality of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



HARRY J. PISTEL, P. E.
DIRECTOR

May 4, 1984

L. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #252 (1983-1984)
Property Owner: Morgan S. Johnson, et ux
N/W/S Harford Rd. 316' S/W from centerline
Hartley Mill Rd.
Acre: 135 x 356.94/358.44
Dist: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Harford Road (Md. 147) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

Item #252 (1983-1984)
Property Owner: Morgan S. Johnson, et ux
Page 2
May 4, 1984

General: (Cont'd)

This property is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County Water Supply and Sanitary Sewerage Plans W and S-17A, as amended through January 1982, indicate "No Public Service" in the area.

Very truly yours,
Robert A. Meriton, P.E.
ROBERT A. MERITON, P.E., Chief
Bureau of Public Services

RAM:EW:FW:iss

0-NM Key Sheet
55 & 56 NB 27 Pos. Sheets
NE 14 G Topo
54 Tax Map

April 16, 1984



Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-10-84
ITEM: 252.
Property Owner: Morgan S. Johnson, et ux
Location: N/W side Harford Road (Route 147), 316' S/W from c/l Hartley Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 35'.
Acre: 135 x 356.94/358.44
District: 11th

Dear Mr. Jablon:

On review of the submittal for variance to a side yard setback, the State Highway Administration finds the plan generally acceptable.

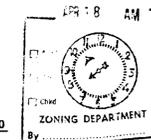
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr

cc: Mr. J. Ogle



My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 252, Zoning Advisory Committee Meeting of April 10, 1984

Property Owner: Morgan S. Johnson et ux

Location: NW/S Harford Road District 11

Water Supply: PRIVATE Sewage Disposal: PRIVATE

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method provided for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1282 (1)

Zoning Item # 252, Zoning Advisory Committee Meeting of April 10, 1984

Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: This one is covered by a different permit and some other permit but it will be continuing process. The proposed address will not violate all these systems.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1282 (2) R



PAUL H. RENCKE
CHIEF

April 10, 1984

Mr. William Newbold
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Morgan S. Johnson, et ux

Location: NW/S Harford Road 316' S/W from C/l Hartley Mill Road

Item No.: 252 Zoning Agenda: Meeting of 4/10/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
PLANNING GROUP Fire Prevention Bureau
Special Inspection Division

/mb



TED DAIEMAN, JR.
DIRECTOR

April 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 252 Zoning Advisory Committee Meeting are as follows:

Property Owner: Morgan S. Johnson, et ux
Location: NW/S Harford Road 316' S/W from c/l Hartley Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 35'.

Acre: 135 x 356.94/358.44
District: 11th.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 and other applicable codes and other applicable codes.
- B. A building/structure permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. Additions over 600 sq. feet require plans.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 502.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section's _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting from 112 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burbanck
Charles E. Burbanck, Chief
Plans Review

PALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
24th day of April, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Morgan S. Johnson, et al.
Petitioner's Attorney Received by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

L60721 4/25 p. 71

CERTIFICATE OF PUBLICATION

Towson, Md. 5/15 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 25th day of April 1984.

The TOWSON TIMES
m. Angella

Cost of Advertisement: \$ 18.72

PETITION FOR VARIANCE
11th Election District
LOCATION: Northeast side Harford Road, 1124 Harford Road (1124 Harford Road) (1124 Harford Road)
DATE & TIME: Tuesday, May 15, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition at the time and place specified above.
If you wish to appear at the hearing, you must file a written statement of your objections with the Zoning Commissioner at least 10 days before the date of the hearing. If you wish to appear at the hearing, you must file a written statement of your objections with the Zoning Commissioner at least 10 days before the date of the hearing.
BY ORDER OF ARNOLD JABLON, Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time before the 15th day of May, 1984, the first publication appearing on the 26th day of April, 1984.

THE JEFFERSONIAN
S. Leank Smith
Manager.

Cost of Advertisement, \$ 18.00

DUPLICATE CERTIFICATE OF PUBLICATION

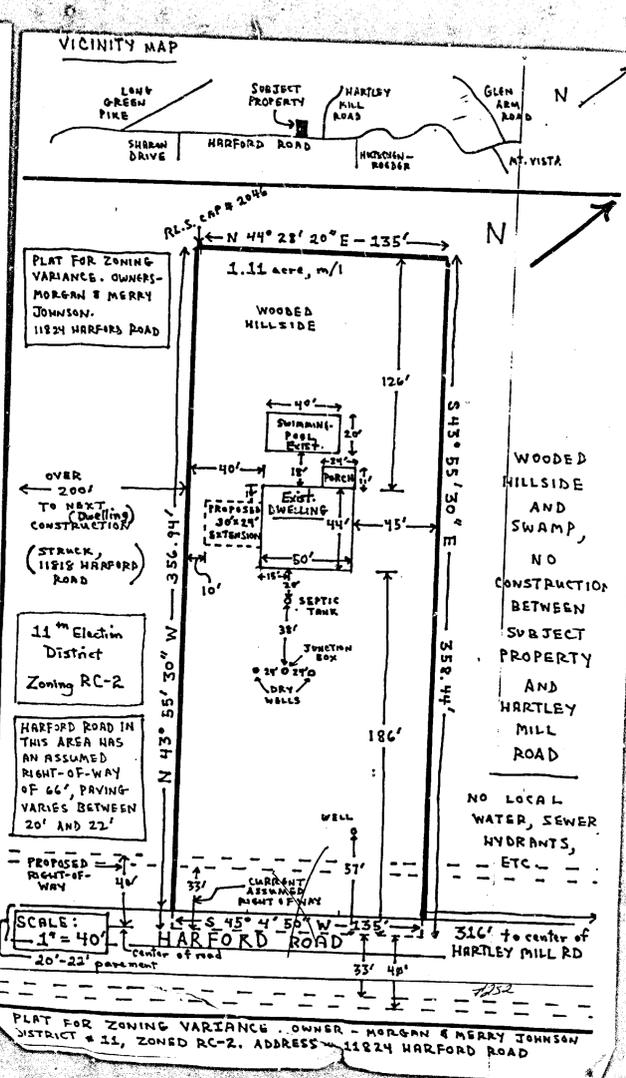
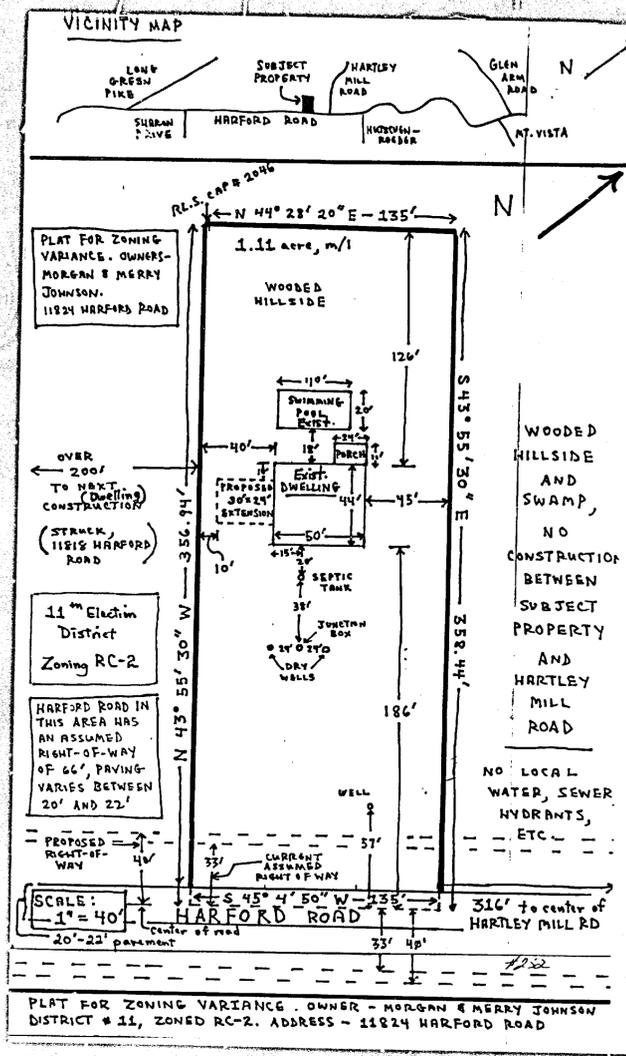
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THE JEFFERSONIAN
S. Leank Smith
Manager.

Cost of Advertisement, \$ 18.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 11 Date of Posting: 4/29/84
Posted for: *Morgan S. Johnson, et al.*
Petitioner: *Morgan S. Johnson, et al.*
Location of property: *1124 Harford Rd., 316' front*
Location of Signs: *front of property (# 1124 Harford Rd.)*
Remarks: *See map*
Posted by: *Arnold Jablon* Date of return: 5/13/84
Number of Signs: 1



L60721 4/25 p. 71

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BY ORDER OF ARNOLD JABLON, Zoning Commissioner of Baltimore County.